



**AMENDED BYLAWS
OF
BONANZA BEACH PROPERTY OWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

These **Amended Bylaws of Bonanza Beach Property Owners Association, Inc. (BBPOA)** are based on a document revised by the BBPOA Board of Directors on June 8, 2003 and adopted by BBPOA membership at the August 30, 2003 Annual Meeting and further amended by subsequent required votes of BBPOA membership. Any pre-existing Bylaws of Bonanza Beach Property Owners Association, Inc. are hereby superseded and replaced in their entirety by the provisions listed below.

ARTICLE I – OFFICES

Section 1.01. Principal Office. The principal office of the corporation in the State of Texas shall be located with the President and Chair of the Board of Directors of the Bonanza Beach Property Owners Association, Inc., within the Bonanza Beach Subdivision, in Burnet County, Texas.

Section 1.02. Registered Office and Registered Agent. The corporation shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical with such registered office, as required by the Texas Non-Profit Corporation Act. The President and Chair of the Board of Directors shall be the registered agent. The registered office may be, but need not be, identical with the principal office of the corporation in the State of Texas, and the address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE II – MEMBERS

Section 2.01. Classes of Members. Any property owner in Unit 1, Unit 2 or Unit 2A of Bonanza Beach Subdivision in Burnet County, Texas shall be eligible to become a member of this corporation. However, if a lot is owned by more than one person or entity, then the owners of the said lot shall be entitled collectively to only one membership, and only one vote. Also, if one person or entity owns more than one lot, then he/she/it shall be entitled to only one membership and only one vote.

Section 2.02. Joint Owners. Joint owners of lots shall designate in writing and register with the Secretary-Treasurer of the corporation the name of the person entitled to cast the vote for such joint owners

ARTICLE III – MEETINGS OF MEMBERS

Section 3.01. Annual Meeting. An annual meeting of the members shall be held on the first Saturday of August each year, at a place and time specified by the President of the Bonanza Beach Property Owners Association, Inc., for the purpose of electing Directors and Officers, and for the transaction of other business as may come before the meeting. If the election of Directors and Officers shall not be held on the day designated herein for any annual meeting, the Board of Directors shall cause the election to be held at a Special Meeting of the members as soon thereafter as possible.

3.02. Special Meeting Section. Special meetings of the members may be called by the President, the Board of Directors, or not less than one-tenth of the members having voting rights.

Section 3.03. Place of Meeting. Meetings shall normally be held at a location within the Bonanza Beach Subdivision. However, the Board of Directors may designate any place convenient to the majority of members as the place for the annual meeting or for any Special Meeting called by the Board of Directors within Burnet County.

Section 3.04. Notice of Meetings. Written or printed notice stating the place, day, and hour of any meeting of members shall be delivered, either personally or by mail, to each member entitled to vote at such meeting, not less than ten days before the date of such meeting, by or at the direction of the President, or the Secretary-Treasurer, or the Officers or persons calling the meeting. The purpose for which the meeting is called shall be stated in the notice. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the member at his/her address as it appears on the records of the corporation, with postage thereon prepaid.

Section 3.05. Quorum. The members present at any properly announced meeting shall constitute a quorum at such meeting. The act of a majority of those present at a meeting shall be the act of said meeting.

Section 3.06. Proxies. At any meeting of members, a member entitled to vote may vote by proxy executed in writing by the member or by his duly authorized attorney-in-fact. No proxy shall be valid after eleven months from the date of its execution, unless otherwise provided in the proxy.

Section 3.07. Voting by Mail. Where Directors or Officers are to be elected by members or any class or classes of members, such election may be conducted by mail in such manner as the Board of Directors shall determine. Members may also express a vote by mail on isolated issues or questions as deemed appropriate by the Board of Directors.

ARTICLE IV – BOARD OF DIRECTORS

Section 4.01. General Powers. The business affairs of the corporation shall be managed by its Board of Directors, and elected Officers, as stipulated in Article V. Directors and Officers must be members of the corporation.

Section 4.02. Number and Tenure. The number of Directors shall be six. Each Director shall serve a term of two years, or from one election to the next duly authorized election. Directors may succeed themselves for one additional term in the same office, but in no case shall they serve more than four consecutive years in the same office.

Section 4.03. Area Representation. The Board of Directors shall consist of two members from Unit 1, two members from Unit 2, one member from Unit 2A, and one other member from any unit of the Bonanza Beach Subdivision in Burnet County, Texas.

Section 4.04. Regular Meetings. A regular annual meeting of the Board of Directors shall be held without other notice than this bylaw, immediately after, and at the same place as, the annual meeting of members. The Board of Directors may provide by resolution the time and place for the holding of additional meetings of the Board of Directors, as deemed appropriate by the President and Chair of the Board of Directors, without other notice than such resolution.

Section 4.05. Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the President or any two Directors. The location of such special meetings shall be as agreed upon by the President and other persons calling the meeting.

Section 4.06. Notice. Notice of any special meeting of the Board of Directors shall be given at least 10 days previously thereto by written notice delivered personally or sent by mail to each Director at his address as shown by the records of the corporation. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail so addressed with postage thereon prepaid. Any Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law or by these bylaws.

Section 4.07. Quorum. A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board, but if less than a majority of the Directors are present at said meeting, a majority of the Directors present may adjourn the meeting.

Section 4.08. Manner of Acting. The act of a majority of the Directors at a meeting at which a quorum is present shall be the act of the Board of Directors.

Section 4.09. Vacancies. Any vacancy occurring in the Board of Directors and any directorship to be filled by reason of an increase in the number of Directors, shall be filled by the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his/her predecessor in office.

Section 4.10. Compensation. Directors, as such, shall not receive any stated salaries for their services, but nothing contained herein shall be construed to preclude any Director or member from serving the corporation in any other capacity and receiving compensation for services rendered.

Section 4.11. Informal Action by Directors. Any action required by law to be taken at a meeting of Directors, or any action which may be taken at a meeting of Directors, may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by all of the Directors.

Section 4.12. Directors' Absence. Any Director who shall absent himself/herself from three consecutive Directors meetings, unless he/she shall present satisfactory reasons for such absences, shall be deemed to have resigned as a member of the Board of Directors and shall cease to be a member of the Board.

ARTICLE V – OFFICERS

Section 5.01. Officers. The Officers of the corporation shall be a President, a Vice President, and a Secretary-Treasurer. The Board of Directors may elect or appoint such other Officers, as it shall deem desirable, with such Officers having the authority to perform the duties prescribed by the Board of Directors. Only members of the corporation may be Officers of the corporation.

Section 5.02. Election Section and Term of Office. The Officers of the corporation shall be elected annually by the members at the regular annual member meeting. If the election of Officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently possible. New offices may be created and filled at any meeting of the members. Elected Officers may succeed themselves for two additional terms in the same office, but in no case shall they serve more than three consecutive years in the same office. Each Officer shall hold office until his successor shall have been duly elected and shall have qualified.

Section 5.03. Removal. Any Officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interest of the corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the Officer so removed.

Section 5.04. Vacancies. A vacancy in any office because of death, resignation, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

Section 5.05. President. The President shall be the Chief Executive Officer of the corporation and shall serve as Chair of the Board of Directors, and supervise and control the business affairs of the corporation as directed by the Board of Directors. He/She shall preside at all meetings of the members of the Board of Directors. He/She may sign, with the Secretary-Treasurer or any other proper Officer of the corporation authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors to some other Officer or agent of the corporation. In general, the President shall perform all duties incident to the office of President and Chair of the Board of Directors, and such other duties as may be prescribed by the Board of Directors.

Section 5.06. Vice President. In the temporary absence of the President or in the event of his/her inability or refusal to act, the Vice President shall perform the duties of the President, and when so acting shall have all the powers of and be subject to all the restrictions upon the office of President. The Vice President shall perform such other duties as may be assigned by the President or Board of Directors.

Section 5.07. Secretary-Treasurer. If required by the Board of Directors, the Secretary-Treasurer shall give a bond for the faithful discharge of his/her duties in such sum and with such surety or sureties as the Board of Directors shall determine. He/She shall have charge and custody of and be responsible for all funds and securities of the corporation from any source whatsoever, and promptly deposit all such moneys in the name of the corporation in such banks, trust companies, or other depositories as shall be selected in accordance with the provisions of Article VI of these bylaws. The Secretary-Treasurer shall

keep the minutes of the meetings of the members and of the Board of Directors; give all notices in accordance with the provisions of these bylaws; be custodian of the corporate records and of the seal of the corporation, and affix the seal of the corporation to all documents; keep a register of the post office address of each member as furnished by each member. In general, the Secretary-Treasurer shall perform all duties incident to the office of Secretary-Treasurer and such other duties as may be assigned by the President or by the Board of Directors.

ARTICLE VI – CONTRACTS, CHECKS, DEPOSITS, AND FUNDS

Section 6.01. Contracts. The Board of Directors may authorize any Officer or agent of the corporation to enter into any contract in the name of and on behalf of the corporation. Such authority may be general or confined to specific instances.

Section 6.02. Checks and Drafts. All checks, drafts, or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the corporation shall be signed by such Officer or agent of the corporation as shall be determined by resolution of the Board of Directors. In the absence of such determination by the Board of Directors, such instruments shall be signed by the Secretary-Treasurer and countersigned by the President.

Section 6.03. Deposits. All funds of the corporation shall be promptly deposited to the credit of the corporation in such banks, trust companies, or other depositories as the Board of Directors may select.

Section 6.04. Gifts. The Board of directors may accept on behalf of the corporation any contribution, gift, bequest, or devise for the general purpose or for any special purpose of the corporation.

ARTICLE VII – BOOKS AND RECORDS

Section 7.01. Books and Records. The corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its member meetings and the Board of Directors meetings, and shall keep a record of the names and addresses of the members entitled to vote. All books and records of the corporation may be inspected by any member or his/her agent for any proper purpose at any reasonable time.

ARTICLE VIII – FISCAL YEAR

Section 8.01. Fiscal Year. The fiscal year of the corporation shall begin on the first day of August and end on the last day of July of each year.

ARTICLE IX – ANNUAL DUES

Section 9.01. Annual Dues. An annual membership fee, along with the assessment of property bill, of thirty dollars (\$30.00) per membership will be billed and due by May 1st. If the membership fee is not paid according to the assessment billing, membership and the privilege of voting is automatically forfeited.

ARTICLE X – SEAL

10.01. Seal Section. The Board of Directors shall provide a corporate seal, which shall be in the form of a circle and shall have inscribed thereon the name of the corporation and the words "Corporate Seal of Bonanza Beach Property Owners Association, Inc."

ARTICLE XI – WAIVER OF NOTICE

Section 11.01. Waiver of Notice. Whenever any notice is required to be given under the provision of the Texas Non-Profit Corporation Act or under the provisions of the Articles of Incorporation or the bylaws of the corporation, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE XII – AMENDMENT TO BYLAWS

Section 12.01. Amendments to Bylaws. These bylaws may be altered, amended or repealed and new bylaws may be adopted by a two-thirds vote of the members present at a regular member meeting (provided 51% of the membership is present or represented by proxy at said meeting), and provided further that at least thirty days written notice is given of an intention to alter, amend or repeal these bylaws or to adopt new bylaws at such meeting.

WITNESS the execution hereof on this the 21 day of February, 2018.

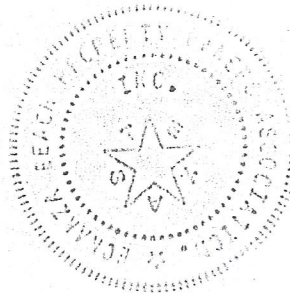
Bonanza Beach Property Owners Association, Inc.

By

Josef Sigmund
Josef Sigmund, President

ATTEST:

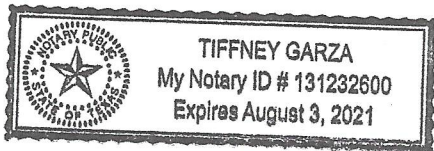
Romelle Parker
Romelle Parker, Secretary-Treasurer




THE STATE OF TEXAS)

COUNTY OF Travis)

This instrument was acknowledged to me on this 21st day of February, 2018 by JOSEF SIGMUND, President of the Bonanza Beach Property Owners Association, Inc. a Texas non-profit corporation, on behalf of such corporation.



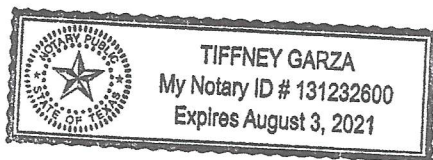



Notary Public, State of Texas

THE STATE OF TEXAS)

COUNTY OF Travis)

This instrument was acknowledged to me on this 21st day of February, 2018 by ROMELLE PARKER, Secretary-Treasurer of the Bonanza Beach Property Owners Association, Inc. a Texas non-profit corporation, on behalf of such corporation.





Notary Public, State of Texas

Return Recorded Document to:

Romelle Parker
BBPOA Secretary-Treasurer
101 CR 138
Burnet, TX 78611



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


Janet Parker, County Clerk

Burnet County Texas

2/26/2018 9:21:27 AM

FEE: \$40.00

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